



*Venice of America*

# CITY OF FORT LAUDERDALE

**AVIATION ADVISORY BOARD**  
**Fort Lauderdale Executive Airport**  
**Administrative Office-Multipurpose Room**  
**6000 NW 21 Avenue**  
**Fort Lauderdale, FL**  
**Thursday, August 24, 2006, 1:30 p.m.**

Cumulative Attendance  
 1/06 – 12/06

<u>Board Members</u>	<u>Present/Absent</u>	<u>Present</u>	<u>Absent</u>
1 William Aston	P	6	0
2 Bunney Brenneman, Chair	A	5	1
3 Kenneth Gross	P	2	0
4 Steve Halmos	A	1	1
5 Cynthia McDonald	P	4	2
6 John McKaye	A	5	1
7 John Milledge	P	4	2
8 Christopher Pollock	P	4	2
9 Joseph Scerbo	P	6	0
10 Debora VanValkenburgh	P	2	0
11 Sharon Woods	P	6	0

## Airport/City Staff

Clara Bennett, Airport Manager  
 Mark J. Cervasio, Assistant Airport Manager  
 Alex Erskine, Assistant Airport Manager  
 Rufus A. James, Airport Operations Aide  
 Fernando Blanco, Acting Airport Engineer  
 Debra Donato, Administrative Assistant I  
 Leslie Carhart, Administrative Assistant II

## Visitors

Lloyd Evanson, Imperial Point Homeowner Association  
 Don Campion, Banyan air Service  
 Clarence Jackson, Congressman Alcee Hastings' Office  
 Joan Kuntz, Sheltair  
 Chris Gratz, City of Oakland Park  
 Todd Payne, Zebersky & Payne LLP  
 Vicki Minard, Assistant City Attorney  
 George Kokinakis, J.M. Family Enterprises  
 Jim Perry, J.M. Family Enterprises

**FORT LAUDERDALE EXECUTIVE AIRPORT**  
 6000 N.W. 21ST AVENUE, SUITE 200, FORT LAUDERDALE, FLORIDA 33309  
 TELEPHONE (954) 828-4966, FAX (954) 938-4974



The meeting was called to order at 1:33 p.m. by Mr. Milledge and roll was taken.

**1. Approve Minutes of June 2006 Meeting**

**Motion** was made by Mr. Pollock and seconded by Ms. Woods to approve the minutes of the June 2006 meeting. In a voice vote, the motion passed unanimously.

**2. Parcel 8H Site Plan and Lease Amendment Request**

Mr. Erskine referred to site plan and explained that Parcel 8H consisted of 5.052 acres of GAA zoned property on the northwest portion of the Airport adjacent to the Runway 13 Runway Protection Zone. The property had been improved with the construction of two large hangars, approximately 7,800 square feet of office space, a fuel farm, and associated aircraft and automobile parking. Current annual rent for the property was \$41,800.57 and was subject to annual adjustments each April.

Mr. Erskine continued that Southeast Toyota utilized the property to house their corporate flight department including five business jets. Southeast Toyota had requested to lease space adjacent to their property for additional automobile parking, to accommodate growth in their operation. They currently employ 39 associates and anticipated 46 associates by the end of the year, requiring the additional spaces.

Mr. Erskine informed the Board that Staff had identified a small piece of property along the southeastern boundary that could be developed for additional parking without any significant impact to the Airport or the lessee. Southeast Toyota had developed the site plan for the land that would allow them to add 32 additional spaces, which would be adequate to meet their requirements.

Mr. Erskine stated that the site plan would increase the size of their leasehold area by 3,483 square feet, which would be incorporated into the current lease at the minimum lease rate of \$.25 square feet for a new annual rent of \$42,671.32

**Staff Recommendation:**

Approval of the site plan for 32 additional parking spaces.

Approval of a Lease Amendment to add approximately 3,483 square feet at \$0.25 square foot.

**Motion** was made by Mr. Pollock and seconded by Ms. Woods, to approve the staff recommendation. In a voice vote, the motion passed with Mr. Scerbo opposed.

Mr. Erskine explained the change in the lease boundary, and reminded the Board that this additional area was not usable for anything else, given its proximity to the runway end. Mr. Scerbo determined that the additional costs would amount to \$.07 per day, per parking space.

He felt this was not in keeping with any City parking guidelines, and felt they should use some guideline other than \$.25 per square foot for this type of use. Ms. Bennett stated that this lease change would benefit FXE by removing a portion of their land that should not have been included in any lease, and to accommodate the growth of an exemplary tenant. She noted that the \$.25 per square foot was in line with the City's minimum rents for airport property. Mr. Pollock added that FXE did not charge per space for parking.

### **3. FAA Air Traffic Control Tower Reimbursable Agreement**

Ms. Donato explained that since 1990 the City had an agreement with the Federal Aviation Administration (FAA) for the Air Traffic Control Tower at Executive Airport to operate 24 hours per day and for the Airport to reimburse the FAA for the costs associated with the overnight operation. Ms. Donato continued that the FAA required FXE to pay compensation and benefits for the air traffic controller positions required during the additional six hours of nighttime service, plus administrative overhead costs associated with the service of 26%.

Ms. Donato stated that the current agreement covered fiscal year 2006. The actual reimbursable amount for the current year was \$220,318.27 and the estimated cost for the next year was \$222,280.20. Ms. Donato stressed that the program was essential in order for FXE and the FAA to implement the recommended nighttime noise abatement procedures, which significantly reduced noise over residential areas during sensitive nighttime hours.

#### **Staff Recommendation:**

The staff recommended approval of the FAA Reimbursable Agreement with the FAA to continue the program that provides 24-hour FAA Air Traffic Control Service at Fort Lauderdale Executive Airport at an estimated cost of \$222,280.20 for Fiscal Year 2007.

**Motion** was made by Mr. Pollock and seconded by Mr. Aston to approve the staff recommendation. In a voice vote, motion passed unanimously.

Ms. Donato explained to Mr. Aston that the FAA did not cover the cost of a 24-hour operation to airports with FXE's level of nighttime traffic. Ms. Bennett explained that this program was periodically reviewed and reminded the Board that the 24-hour staffing was essential to their noise-abatement program and to the overall safety of the airport.

## Update Items

### **A. Proposed FY 2006/2007 Budget**

Ms. Bennett gave a brief PowerPoint presentation on the proposed budget, explaining that it both reflected and supported the Airport's Mission: To create the finest general aviation facilities and industrial airpark in the country, attract new business to the area, help those businesses prosper, be an asset to the City and a benefit to the community.

Ms. Bennett described the major project accomplishments of the past year and summarized the coming year's anticipated revenues and expenses. She reminded the Board that Staff routinely underestimated revenues to be sure they would not end up in a deficit situation in their actual expenses and revenues for the year. Ms. Bennett explained that as of July, they had a \$1.5 million surplus. She added that the decrease in costs was due in large part to being short of staff for the past year. Revenue increases were seen in fuel flowage and lease revenues.

Mr. Aston wondered if it would make more economic sense to employ more Staff to perform functions now done by consultants. Ms. Bennett explained that most of FXE's task orders for consultants were accomplished through the Capital Improvement Program and used grant funds to cover significant portions of the costs.

Ms. Bennett explained that they had budgeted for \$6 million in revenues [a 9% increase] and \$6.1 million in expenses [a 1% increase] next year. The increase in expenses included additional requests for hurricane preparedness. Ms. Bennett pointed out that since they did tend to underestimate revenues and overestimate expenses, she felt they would actually generate a modest profit next year.

Mr. Scerbo wondered why they had budgeted expenses so high for next year. Ms. Bennett explained that the majority of the costs were governmental charges for the City, over which FXE had no discretion or control. She agreed to provide a line-item detail to the Board.

Mr. Pollock asked if they intended to develop a marketing plan. Ms. Bennett said they hoped to bring this to the Board in the next few months. They had also discussed performing an economic development and strategic planning study. Ms. Bennett said they wanted to promote the facility for new businesses to redevelop older facilities to meet the current market.

**Motion** was made by Mr. Pollock and seconded by Mr. Aston to recommend approval of the proposed budget to the City Commission. In a voice vote, motion passed unanimously.

## **B. Noise Compatibility Program**

### **Noise Abatement Program:**

Mr. Cervasio referred to a press release from Megadata Corporation, maker of the PASSUR Portal & Pulse Internet services that the Noise Abatement Office utilized to track and identify aircraft for the Noise Abatement Program, announcing their new involvement with Dallas Love Field Airport. Mr. Cervasio explained that the PASSUR service had allowed staff to accurately count and identify aircraft during the trial period of the extended-operating hours for the U.S. Customs & Border Protection (CBP) at FXE. CBP has been very pleased with this service and reported that using the PASSUR service had improved their ability to anticipate and plan for arrivals of inbound aircraft from outside the country and improved their work efficiency.

### **Nighttime and I-95 Turn:**

Mr. Cervasio reported that there were no nighttime noise events over 80 dB and no stage-one jet departures and only one (1) stage-two jet departure in June and July 2006. In June, 44 jets had flown the I-95 Turn at night and in July, 39 jets had.

## **C. Development and Construction**

### **Airport Projects in Development**

#### **NW 21<sup>st</sup> Terrace & NW 15<sup>th</sup> Avenue Drainage Improvements**

Mr. James informed the Board that on May 30, 2006, Tenex Enterprises, Inc. commenced work on the drainage improvements project along NW 21<sup>st</sup> Terrace and NW 15<sup>th</sup> Avenue. The project would be completed after the installation of two gates, replacement of curbing and pavement striping.

#### **Airport Rescue and Fire Fighting/Emergency Operations Center Facility Project (ARFF/EOC)**

Mr. James announced that on August 1, 2006, a pre-construction meeting was held with URS construction consultants, West Construction, Inc. and their sub-contractors for the new ARFF/EOC. A construction start date would be determined once the permit for permanent perimeter fencing was approved. The project was expected to be complete in approximately one year. Mr. James agreed to continue to provide the Board with updates on the work progress.

## **D. Arrearages**

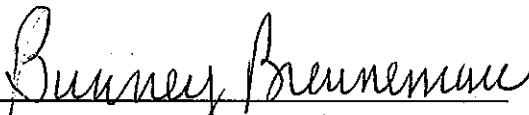
There were no arrearages to report in rent or fuel flowage.

**E. FLL Update**

Mr. Pollock informed the Board that the environmental impact study might not be completed until November or December. He had spoken with Congressman Hastings and discussed the understaffing of customs and immigration at FLL.

**Next scheduled meeting date: Thursday – September 28, 2006 – 1:30 PM.**

There being no further business before the Board, the meeting adjourned at 2:35 p.m.

  
Bunney Brenneman, Chairperson

**PLEASE NOTE:**

If any persons decide to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings and, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.